



Minutes
Town of Lake Park, Florida
Special Call Comprehensive Plan Meeting
October 25, 2006 7:30 p.m.
Town Commission Chambers, 535 Park Avenue

The Town Commission met for the purpose of a Special Call Comprehensive Plan Meeting on Wednesday, October 25, 2006 at 7:30 p.m. Present were Vice-Mayor Daly, Commissioners Balius, Carey, and Osterman, Interim Town Manager Cynthia Sementelli, Attorney Karen Roselli, and Town Clerk Vivian Mendez. Mayor Castro was absent.

Vivian Mendez led the Invocation.

Vice-Mayor Daly led the Pledge of Allegiance.

Town Clerk Vivian Mendez performed the Roll Call.

Purpose of Workshop

Commissioner Balius thanked Patrick Sullivan, Community Development Director for his work on the Comprehensive Plan presentation.

Patrick Sullivan, Community Development Director stated that the purpose of the Comprehensive Plan presentation was to identify issues, goals, strengths and weakness and to pull something together to move forward. He explained and clarified the process of changing a land use versus zoning changes. He showed the audience a vision plan or diagram of Congress Ave. and the different areas in Town. He asked the Commission to think about what they wanted to do with the 10th St. and Old Dixie Hwy. area since it was currently industrial. He stated that the focus for the evening should be mainly on the Federal Hwy., 10th St. and Old Dixie Hwy. area. He addressed the Commission and asked them what they wanted to see take place in those areas.

Identify the issues, what do we want to achieve

Vice-Mayor Daly asked if there was any indication of large outfits looking for property on Congress Ave.

Patrick Sullivan, Community Development Director stated that the Divosta land on Congress Ave. was controlled by one person. He stated that there were other parcels on Congress Ave. that were owned by Applefield Waxman. He stated that he had seen a lot of interest in parcels on Old Dixie Hwy.

Commissioner Balius expressed concern over height requirements on properties.

Patrick Sullivan, Community Development Director stated that in the Click District the maximum height requirement was four (4) stories and in the C-4 District was forty-five (45) feet.

Commissioner Balius suggested changing height requirements.

Vice-Mayor Daly stated that the committee for the Biotech Facility was interested in height.

Patrick Sullivan, Community Development Director stated that the height restrictions for buildings on Federal Hwy. are currently four (4) stories.

Commissioner Balius expressed concern over height restrictions on U.S. Hwy One.

Patrick Sullivan, Community Development Director stated that the east side of Federal Hwy was a mixed use district.

Vice-Mayor Daly asked what the height restrictions were for the west side of Lake Shore Dr.

Patrick Sullivan, Community Development Director stated that the height restriction for the west side of Lake Shore Dr. was thirty (30) feet or two (2) stories.

Vice-Mayor Daly asked if the height restrictions for the west side of Lake Shore Dr. could be changed.

Patrick Sullivan, Community Development Director clarified the height restrictions for the east and west side of Lake Shore Dr.

Vice-Mayor Daly suggested looking at changes of height restrictions for the west side of Lake Shore Dr.

Patrick Sullivan, Community Development Director recommended that the Commission make recommendations for changes to the entire length of U.S. Hwy One and Lakeshore Dr. He stated that he gave the Commission information on assessments that show the incredible investment of return to the Town on the eastern side of U.S. Hwy One and Lakeshore Dr.. He stated that the western side has not been as strong on return of investment.

Vice-Mayor Daly asked Dr. Jerry Krape to give his opinion on U.S. Hwy One and Lakeshore Dr.

Dr. Jerry Krape, 700 U.S. Hwy One - gave a picture of a hotel building to the Commission to review. He stated that the idea was to change the zoning of U.S. Hwy One so that a large building such as the one in the picture could be built. He stated that the return on taxes and investment to the Town would be greatly improved.

Commissioner Balius stated that there was a lot of redevelopment along U.S. Hwy One in the Martin County area.

Dr. Jerry Krape stated that Naples, FL was very beautiful with well developed buildings. He recommended high priced luxury condos and professional office buildings to be built on U.S. Hwy One.

Richard Ahrens, 1461 Kinetic Rd. - stated that his project was going to begin within the next ten (10) days. He stated that he agreed with Dr. Krape regarding U.S. Hwy One. He stated that buildings needed to be built vertically because of land costs. He explained and reviewed the types of buildings that would be built on his project. He stated that Port Saint Lucie was creating a downtown area. He suggested abandoning cross streets and improving the fronts of the buildings to improve the area.

Vice Mayor Daly agreed and stated that something needed to be done to attract people.

Richard Ahrens described the architecture and color schemes that have been used in Port Saint Lucie.

Commissioner Balias stated that he believed that there would be five (5) or six (6) meetings related to the Comprehensive Plan. He stated that he hoped that something that is attractive and would generate a good return for the Town would be the result of those meetings.

Richard Ahrens made suggestions for alleyway improvements.

Commissioner Osterman agreed with the idea of mixed use property. She expressed concern over having two tall buildings side by side that could create a wind tunnel effect. She stated that she liked Mr. Ahren's idea of having tiers and suggested encouraging developers to build buildings with different heights.

Richard Ahren's described a project that used the tier concept.

Commissioner Osterman stated that she liked what Port Saint Lucie has done for their downtown area.

Patrick Sullivan, Community Development Director redirected the discussion to policy issues.

Vice-Mayor Daly stated that there were enough ideas presented so that the process could be started to redevelop U.S. Hwy One.

Commissioner Balias stated that the east and west side of U.S. Hwy One needed to be addressed. He suggested that the Commission focus on U.S. Hwy One from Silver Beach Rd.

Commissioner Osterman stated that the east side of Lakeshore and the east side of 10th St. were areas of concern.

Patrick Sullivan, Community Development Director stated that if the Commission wanted to focus on changing 10th St. those business owners would need to be taken into consideration.

Commissioner Osterman recommended combining zoning and making 10th St. a mixed use zoning district.

Commissioner Carey expressed concern over parking requirements.

Patrick Sullivan, Community Development Director stated that space for parking would be constructed under tall buildings.

Richard Ahrens explained that a building cannot occupy more than 50% of the land mass.

Tomas Boynton, 1406 Flagler Blvd. - stated that he moved to Lake Park because it was a jewel and a great location. He recommended that Lake Park be smart with its assets. He stated that the meeting was heading off in the wrong direction and suggested looking into a consulting firm to review Lake Park. He stated that there are not many areas left on the water in Palm Beach County. He stated that condo projects and Biotech firms were good ideas for the Town. He

stated that Florida has just come off of a boom and stated not to put the cart before the horse. He suggested that the Commission come up with a vision for the Town of Lake Park and hire someone to help the Town achieve that vision.

Patrick Sullivan, Community Development Director stated that he felt it was important to discuss details of the Comprehensive Plan. He stated that the east side of U.S. Hwy One and the west side of U.S. Hwy One are different zones. He asked the Commission for direction.

Vice-Mayor Daly stated that he was looking for a mixed use area on U.S. Hwy One. He stated that the Commission was open to suggestions from the public. He asked Patrick Sullivan, Community Development Director to come back to the Commission with a presentation.

Commissioner Balias stated that he envisioned the Comprehensive Plan Meetings resulting in a plan based on the public's suggestions and a presentation by Patrick Sullivan, Community Development Director.

Vice-Mayor Daly suggested that word get out to the public encouraging them to give their input for the Comprehensive Plan.

Commissioner Balias stated that an announcement could be placed in the next Town newsletter.

Patrick Sullivan, Community Development Director stated that there was a Town ordinance restricting the sale of alcohol within five-hundred (500) feet of Kelsey Park and stated that it could be an issue with any future restaurants developed on U.S. Hwy One. He stated that the Commission may want to look into changing the ordinance.

Todd Dry, 340 10th St. - stated that he was a 10th St. business owner and expressed concern over obtaining clear direction for development in that area.

Commissioner Osterman asked what specific uses Mr. Dry was looking for.

Todd Dry stated that a lot of auto body and auto repair businesses were done away with. He stated that the area near the railroad tracks was heavy industrial as it should be because when the train goes by, a lawyer or professional cannot even speak on the phone because of the noise. He encouraged the Comprehensive Plan workshops and stated that his concerns were mainly with 10th St. and Park Ave.

Patrick Sullivan, Community Development Director gave an example of a canvas shop that wanted to be in the industrial area of 10th St. and stated that those types of stores in that area did not make sense.

Vice-Mayor Daly stated that he didn't see why the Town would not want clean neat businesses in the 10th St. area. He asked Patrick Sullivan, Community Development Director to come back to the Commission with suggestions.

Richard Ahrens stated that he received a contract on the One Park Place project and was going to close in forty-five (45) days. He stated that the buyers are ready to move forward with the project.

Patrick Sullivan, Community Development Director stated that Lake Park is known for its car

repair shops but they are in non-compliant use areas. He stated that he would like to see some changes in that area.

Commissioner Balias stated that the FEC Railroad owned parts of property on 10th St.

Commissioner Osterman stated that there were problems with auto repair shops on 10th St. in the past.

Commissioner Balias stated that he thought that there would be a railroad station in the Old Dixie Hwy or 10th St. area.

Richard Ahrens recommended that the Commission focus on the northeast side of 10th St.

Commissioner Carey asked if Park Ave. North and 10th St. South could be split.

Patrick Sullivan, Community Development Director stated that there would be no problem with splitting Park Ave. North and 10th St. South.

Commissioner Osterman stated that she loved the fact that Lake Park was a small community and was able to ride her bike on the weekends to a restaurant or grocery store.

Richard Ahrens stated that there were ordinances in Lake Park that restricted certain stores such as butcher shops and recommended the Commission look into changing those ordinances.

Patrick Sullivan, Community Development Director reviewed the suggestions from the public and the Commission regarding changes to 10th St.

Richard Ahrens explained and gave examples of parking criteria for hotels and large office buildings.

Commissioner Carey stated that there is not enough parking at Kelsey Park for festivals and retail parking has been used to park cars.

Identify areas of most concern

Patrick Sullivan, Community Development Director reviewed the items he had written on his flip chart and stated that abandoning the alleyways on 10th St. was a good idea and a wind tunnel effect with tall buildings could be avoided. He stated that height restrictions were a big issue and can limit the economical benefit of the Town.

James Dubois, 516 Sabal Palm Dr. - stated that he has been working with a planning company out of Coral Gables. He recommended smart code or form base code which could resolve some of the issues brought up regarding the Comprehensive Plan.

Commissioner Osterman stated that she liked Mr. Boynton's idea of bringing in a consulting firm.

James Dubois stated that the Urban Land Institute was going to have a conference on CRA's and downtown redevelopments. He stated that they discuss trends in residential and commercial areas.

Vice-Mayor Daly stated that he liked the idea of bringing in a professional to fine tune their decisions on the Comprehensive Plan.

Commissioner Balius asked Patrick Sullivan, Community Development Director to give the Commission a date of when he can come back with a presentation.

Patrick Sullivan, Community Development Director stated that he could come back with a presentation by January 2007.

Commissioner Osterman stated that she was in favor of the Commission receiving training for making the decisions that need to be made on the Comprehensive Plan.

Vice-Mayor Daly asked if Patrick Sullivan, Community Development Director January 22 through January 26 2007 would be fair for him to come back with a presentation.

Patrick Sullivan, Community Development Director stated that January 22 through January 26, 2007 was a good date for him to come back to the Commission with a Comprehensive Plan presentation.

Commissioner Balius thanked Patrick Sullivan, Community Development Director and stated that he felt that they were going in the right direction.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Balias and seconded by Commissioner Carey, and by unanimous vote, the meeting adjourned at 9:03 p.m.



Mayor Paul Castro



Deputy Clerk Jessica Shepherd



Town Clerk Vivian Mendez



FLORIDA

Approved on this 15 of November 2006.



AGENDA

Lake Park Town Commission

Town of Lake Park, Florida

TOWN COMMISSION

COMPREHENSIVE PLAN WORKSHOP

Wednesday October 25, 2006 at 7:30 p.m.

Lake Park Town Hall

535 Park Avenue

Paul Castro	—	Mayor
Edward Daly	—	Vice Mayor
G. Chuck Balius	—	Commissioner
Jeff Carey	—	Commissioner
Patricia Osterman	—	Commissioner
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Cynthia Sementelli	—	Interim Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez	—	Town Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. PRESENTATION

Purpose of Workshop by Community Development Director.

E. DISCUSSION

- ❖ Identify the main issues, and what do we want to achieve.
- ❖ Identify areas of most concern.

F. ADJOURNMENT